

(2) THE COURT, AFTER A HEARING, MAY GRANT A JUDGMENT OF RESTITUTION OR THE POSSESSION OF RENTAL PROPERTY TO THE OWNER IF:

(I) THE OWNER AND TENANT ARE PARTIES TO THE ACTION; AND

(II) A TENANT HAS FAILED TO OBEY AN ORDER UNDER SUBSECTION (D) OF THIS SECTION OR PARAGRAPH (1) OF THIS SUBSECTION.

(3) IF THE COURT ORDERS RESTITUTION OF THE POSSESSION OF THE PROPERTY UNDER PARAGRAPH (2) OF THIS SUBSECTION, THE COURT SHALL IMMEDIATELY ISSUE ITS WARRANT TO THE SHERIFF OR CONSTABLE COMMANDING EXECUTION OF THE WARRANT WITHIN 5 DAYS AFTER ISSUANCE OF THE WARRANT.

(4) IN ADDITION TO OR AS A PART OF ANY INJUNCTION, RESTRAINING ORDER, OR OTHER RELIEF ORDERED, THE COURT MAY ORDER THE OWNER OF THE PROPERTY TO SUBMIT FOR COURT APPROVAL A PLAN OF CORRECTION TO ENSURE, TO THE EXTENT REASONABLY POSSIBLE, THAT THE PROPERTY WILL NOT AGAIN BE USED FOR A NUISANCE IF:

(I) THE OWNER IS A PARTY TO THE ACTION; AND

(II) THE OWNER KNEW OR SHOULD HAVE KNOWN OF THE EXISTENCE OF THE NUISANCE.

(5) IF AN OWNER FAILS TO COMPLY WITH AN ORDER TO ABATE A NUISANCE, AFTER A HEARING THE COURT MAY, IN ADDITION TO ANY OTHER RELIEF GRANTED, ORDER THAT THE PROPERTY BE DEMOLISHED IF THE PROPERTY IS UNFIT FOR HABITATION AND THE ESTIMATED COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE ESTIMATED MARKET VALUE OF THE PROPERTY AFTER REHABILITATION.

(G) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THIS SECTION MAY NOT BE CONSTRUED TO ABROGATE ANY EQUITABLE OR LEGAL RIGHT OR REMEDY OTHERWISE AVAILABLE UNDER THE LAW TO ABATE A NUISANCE.

(2) THIS SECTION MAY NOT BE CONSTRUED AS GRANTING STANDING FOR AN ACTION:

(I) CHALLENGING ANY ZONING APPLICATION OR APPROVAL;

(II) IN WHICH THE ALLEGED NUISANCE CONSISTS OF:

1. A CONDITION RELATING TO LEAD PAINT; OR

2. AN INTERIOR PHYSICAL DEFECT OF A PROPERTY;

(III) INVOLVING ANY VIOLATION OF ALCOHOLIC BEVERAGES LAWS UNDER ARTICLE 2B OF THE CODE; OR

(IV) INVOLVING ANY MATTER IN WHICH A CERTIFICATE, LICENSE, PERMIT, OR REGISTRATION IS REQUIRED OR ALLOWED UNDER THE ENVIRONMENT ARTICLE.